

CITY OF HUNTINGTON BEACH

MEETING DATE: February 22, 2005

DEPARTMENT ID NUMBER: PL05-07

Council/Agency Meeting Held:		<i>Darryl Espinoza</i> City Clerk's Signature	
Deferred/Continued to: <u>3/7/05</u> <u>3/21/05</u>			
<input type="checkbox"/> Approved	<input type="checkbox"/> Conditionally Approved	<input type="checkbox"/> Denied	
Council Meeting Date:	February 22, 2005	Department ID Number:	PL05-07

**CITY OF HUNTINGTON BEACH
REQUEST FOR CITY COUNCIL ACTION**

SUBMITTED TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

SUBMITTED BY: *Penelope Culbreth Graft*
PENELOPE CULBRETH-GRAFT, City Administrator

PREPARED BY: HOWARD ZELEFSKY, Director of Planning *Howard Zelefsky*

SUBJECT: APPROVE MITIGATED NEGATIVE DECLARATION NO. 03-08
(Good Shepherd Cemetery - Appeal)

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 HUNTINGTON BEACH, CA
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Statement of Issue, Funding Source, Recommended Action, Alternative Action(s), Analysis, Environmental Status, Attachment(s)

Statement of Issue:

Transmitted for your consideration is an appeal by the applicant, Mike Padian of Padian Team Consulting, of the Planning Commission's approval of Mitigated Negative Declaration No. 03-08. This application analyzes the potential environmental impacts associated with the proposed expansion of Good Shepherd Cemetery that includes the phased construction of a three-story mausoleum, a maintenance facility, one-story garden crypt buildings, and construction of perimeter fencing. Conditional Use Permit (CUP) No. 00-63 covers the proposed cemetery expansion.

The Planning Commission approved the Mitigated Negative Declaration (MND) on November 9, 2004 and continued CUP No. 00-63 to December 7, 2004. On November 19, 2004, the applicant filed an appeal of the Planning Commission's approval of the MND. The basis for the appeal is the mitigation measure that requires the on-site detention basins be designed with earthen slopes at a 5 to 1 slope ratio. There are no other mitigation measures that are being appealed by the applicant. On December 7, 2004, the Planning Commission approved CUP No. 00-63 with findings and conditions of approval. There were no appeals filed on the approval of the CUP by the Planning Commission. Planning staff recommended approval of the MND to the Planning Commission and is recommending the City Council approve the MND based on the revised mitigation measure and re-design of the detention basins.

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Funding Source: Not applicable.

Recommended Action:

A. PLANNING COMMISSION RECOMMENDATION:

Motion to:

"Approve Mitigation Negative Declaration No. 03-08 with findings and mitigation measures (5:1 slopes) (ATTACHMENT NO. 1)." **MOTION PASSED**

Planning Commission Action on November 9, 2004:

THE MOTION MADE BY SCANDURA, SECONDED BY STILTON, TO APPROVE MITIGATED NEGATIVE DECLARATION NO. 03-08, WITH FINDINGS AND MITIGATION MEASURES (ATTACHMENT NO. 1), CARRIED BY THE FOLLOWING VOTE:

AYES: THOMAS, SCANDURA, DAVIS, STILTON, LIVENGOOD
NOES: NONE
ABSENT: NONE
ABSTAIN: RAY, DINGWALL

OR

B. STAFF RECOMMENDATION:

Motion to:

"Approve Mitigated Negative Declaration No. 03-08 with findings and modified mitigation measures (2:1 slopes) (ATTACHMENT NO. 2)."

Alternative Action(s):

The City Council may make the following alternative motion(s):

1. "Deny Mitigated Negative Declaration No. 03-08 with findings."
2. "Continue Mitigated Negative Declaration No. 03-08 and direct staff accordingly."

Analysis:

A. PROJECT PROPOSAL:

Applicant: Mike Padian, Padian Team Consulting, 14 Crucillo Dr., Ste. A, Rancho Santa Margarita, CA 92688

Location: 8301 Talbert Avenue (northeast corner of Beach Blvd. and Talbert Ave.)

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Mitigated Negative Declaration No. 03-08 analyzes the potential environmental impacts associated with the proposed expansion of Good Shepherd Cemetery. The expansion includes three phases over a seven to ten year period. The proposed improvements consist of an 85,000 square foot three-story mausoleum, a 10,000 square foot maintenance facility, one-story garden crypt buildings totaling 100,000 square feet, and construction of approximately 1,850 lineal feet of perimeter fencing (See Attachment No. 4). Please note the development project (CUP No. 00-63) approved by the Planning Commission and not appealed cannot be issued permits and constructed until such time as the project receives environmental clearance and approval of MND No. 03-08.

The major issue identified in the MND is on-site drainage. Currently two natural drainage swales are located in the area of the proposed development and serve as a detention basin for storm water runoff from the subject site and upstream development. Although the proposed development will not generate a substantial increase in water runoff, the historical volume of runoff detained in the two natural drainage swales during a large storm currently exceeds the capacity of the downstream storm drain system. The existing on-site drainage pattern will be altered based on the proposed improvements and therefore is required to mitigate the potential impact. A mitigation measure was proposed to provide two on-site detention basins with earthen slopes at a ratio not to exceed 5 to 1. The final size and design of the detention basins are subject to the review and approval of the Public Works Department.

B. PLANNING COMMISSION MEETING:

The Planning Commission held a public hearing on November 9, 2004. There were five residents who spoke at the public hearing. Three of the five residents who live to the north of the cemetery expressed concerns regarding flooding that has historically occurred in their neighborhood during large storms. These residents also raised concerns regarding the aesthetics along Newman Avenue with the proposed detention basins. The other neighborhood concerns regarding the project were considered in relation to the CUP. The applicant preferred vertical concrete walls and contested the mitigation measure that required detention basins to be designed with earthen slopes at a 5 to 1 slope ratio. The applicant stated the earthen slope design would require more land on-site and reduce the land available for future interment.

The Planning Commission approved Mitigated Negative Declaration No. 03-08 and continued Conditional Use Permit No. 00-63 to December 7, 2004. The MND was approved with the following mitigation measures:

- 1) On-site water detention basins shall be incorporated into the site design to temporarily detain runoff on the subject site.
 - a. Historical volumes using cross-sectional areas that are perpendicular to the longitudinal (N-S) centerline of each "historical" basin shall be calculated to identify the size of on-site water detention basins.

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- b. The design of the detention basins shall provide for earthen slopes not to exceed a 5:1 slope ratio.
- 2) All easements, storm drains, and detention facilities shall be designed per City and applicable County of Orange standards and approved the Public Works Department

On December 7, 2004, the Planning Commission approved the CUP with findings and conditions of approval. The CUP was not appealed.

C. APPEAL:

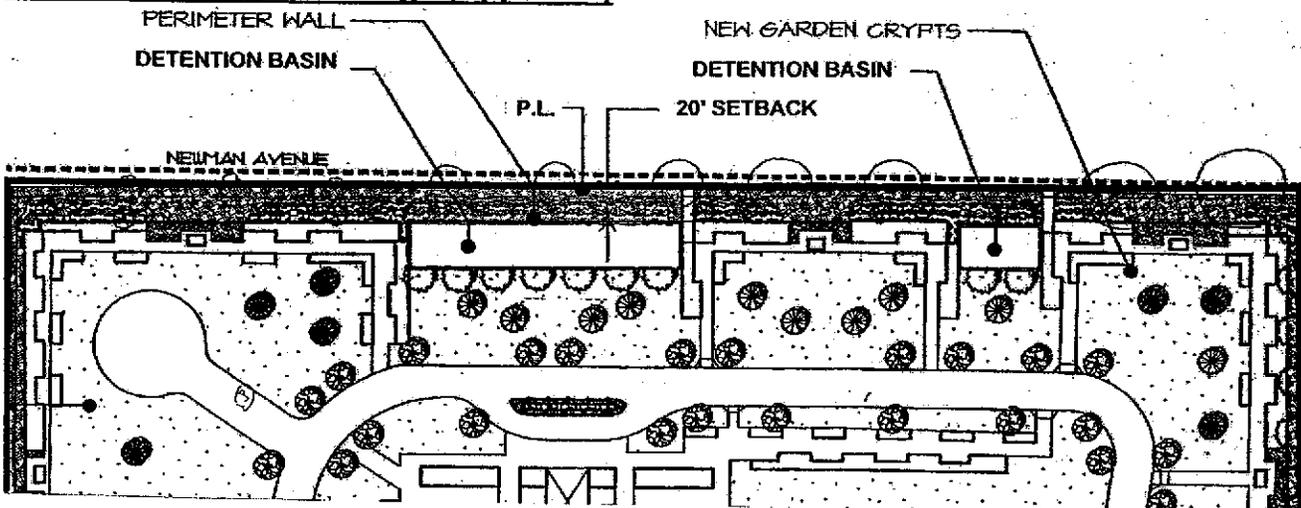
On November 19, 2004, the applicant appealed the Planning Commission's approval of Mitigated Negative Declaration No. 03-08. The basis for the appeal is the applicant's objection to the mitigation measure and the required design of the detention basins with a 5 to 1 earthen slope. The mitigation measure would require more land on-site and reduce the land available for future interment (see Attachment No. 5).

D. STAFF ANALYSIS AND RECOMMENDATION:

The mitigation measure is required to mitigate the potential impacts associated with the proposed expansion of the Good Shepherd Cemetery. The project includes a three-story mausoleum, a maintenance facility, garden crypt buildings and perimeter fencing

The applicant's original proposal to address the mitigation measure consisted of two detention basins with vertical concrete walls located in-line with the garden crypt buildings along Newman Avenue. The basins were surrounded by six-foot tall concrete block walls and were setback 20 feet from the northerly property line. The detention basins were approximately 206 ft. by 57 ft. and 61 ft. by 37 ft. respectively. Exhibit 1 below illustrates the original design of the detention basins:

EXHIBIT 1 – Original Design (Applicant)



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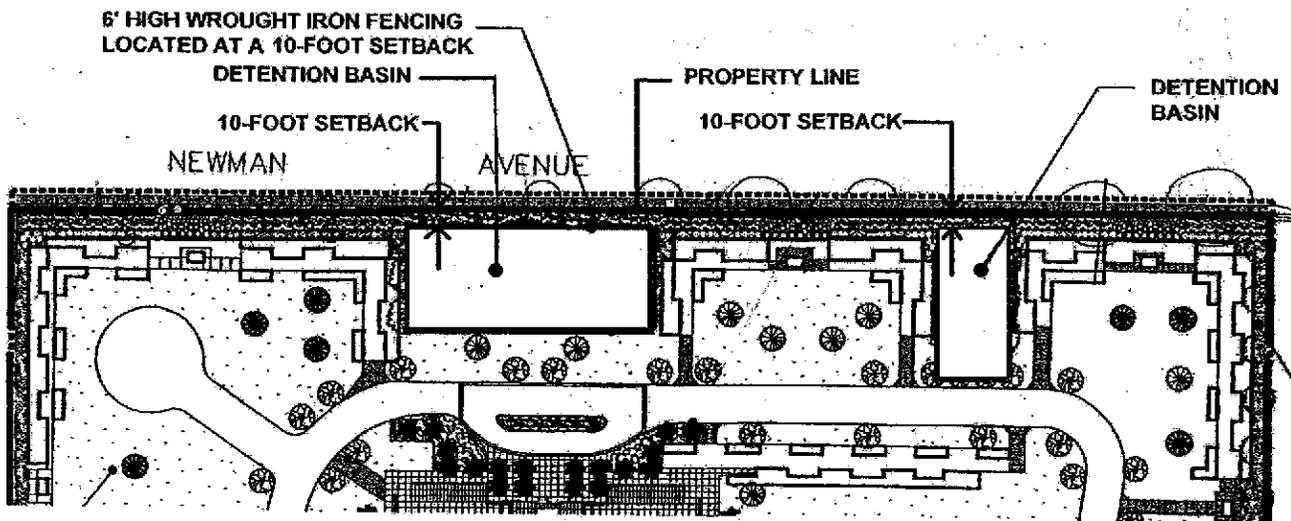
DEPARTMENT ID NUMBER: PL05-07

The approved mitigation measure with the earthen slopes ensures that failing concrete walls, as proposed by the applicant, will not hinder future maintenance of the detention basins. The possible repair of the concrete walls could be difficult based on the location of the proposed improvements.

Subsequent to appealing the MND, the applicant met with staff on December 6, 2004. Several design solutions were discussed which represented a compromise between the design criteria outlined by the mitigation measure and the vertical concrete walls that were proposed by the applicant. The applicant has revised the design of the detention basins to incorporate earthen slopes at a 2 to 1 slope ratio in an effort to comply with the mitigation measure and the engineering requirements of the City.

The revised proposal consists of two detention basins in approximately the same location but at a minimum code required setback of 10 feet in lieu of the originally proposed 20 feet. The detention basins have increased in size to accommodate the 2 to 1 earthen slopes. The basins now measure approximately 197 ft. by 90 ft. and 60 ft. by 132 ft. respectively. The depth of the basins range between approximately 6.5 feet to 6.7 feet. As a result of the depths of the basins, a six-foot high wrought iron fence is required around the perimeter of the detention basins in accordance with the Uniform Building Code. The following exhibit illustrates the revised design:

EXHIBIT 2 – Revised Design



The bottoms of the detention basins will be planted with ground cover and the slopes will be landscaped with ground cover, low shrubbery, and trees. As shown in Exhibit 2, a perimeter wrought iron fence surrounds the detention basins.

Staff supports the revised mitigation measure based on the proposed design of the detention basins with earthen slopes. The revised mitigation measure is consistent with the findings of the MND and the CUP and will provide a compatible and aesthetic design solution consisting

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of wrought iron fencing and landscaping. The design will also facilitate future maintenance of these facilities while mitigating the potential impacts associated with the development project and the storm water runoff from upstream developments. The applicant also concurs with the revised mitigation measure and design. The final size and design of the detention basins will be based on a hydrology study submitted by the applicant and subject to review and approval of the City

Environmental Status:

The project's potential environmental impacts are analyzed under Mitigated Negative Declaration No. 03-08. Staff determined that the proposed development, with mitigation, would not have any significant environmental effects and that a mitigated negative declaration is warranted.

Attachment(s):

City Clerk's Page Number	No.	Description
7	1	Planning Commission - Recommended Findings and Mitigation Measures
10	2	Planning Department - Recommended Findings and Modified Mitigation Measures
13	3	Mitigated Negative Declaration No. 03-08
39	4	Minutes from the Nov. 9, 2004 Planning Commission Meeting
48	5	Planning Commission Staff Report Dated Nov. 9, 2004
92	6	Appeal letter from Applicant dated Nov. 19, 2004
99	7	PowerPoint Presentation

RCA Author: PD/HF

★ ON FILE FOR REVIEW IN CITY CLERK'S OFFICE

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ATTACHMENT 1

D-2.7

FINDINGS
MITIGATED NEGATIVE DECLARATION NO. 03-08

FINDINGS FOR APPROVAL – MITIGATED NEGATIVE DECLARATION NO. 03-08:

1. Mitigated Negative Declaration No. 03-08 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of thirty (30) days. Comments received during the comment period were considered by the Planning Commission prior to action on the Mitigated Negative Declaration and Conditional Use Permit No. 00-63.
2. Mitigation measures are recommended to avoid or reduce the project's effects to a point where clearly no significant effect on the environment will occur.
3. There is no substantial evidence in light of the whole record before the Planning Commission that the project, as mitigated, will have a significant effect on the environment.

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Summary of Mitigation Measures

<u>Description of Impact</u>	<u>Mitigation Measure</u>
Potential flooding downstream caused by the elimination of two natural drainage swales with the proposed project	<ol style="list-style-type: none">1) On-site water detention basins shall be incorporated into the site design to temporarily detain runoff on the subject site.<ol style="list-style-type: none">a) Historical volumes using cross-sectional areas that are perpendicular to the longitudinal (N-S) centerline of each "historical basin shall be calculated to identify the size of on-site water detention basins.b) The design of the detention basins shall provide for earthen slopes not to exceed a 5:1 slope ratio.
Inadequate design of detention facilities may result in a lack of storage capacity and future maintenance issues	<ol style="list-style-type: none">2) All easements, storm drains, and detention facilities shall be designed per City and applicable County standards and approved by the Public Works Department.

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ATTACHMENT 2

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FINDINGS
MITIGATED NEGATIVE DECLARATION NO. 03-08

FINDINGS FOR APPROVAL – MITIGATED NEGATIVE DECLARATION NO. 03-08:

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2. Mitigation measures are recommended to avoid or reduce the project's effects to a point where clearly no significant effect on the environment will occur.
3. There is no substantial evidence in light of the whole record before the Planning Commission that the project, as mitigated, will have a significant effect on the environment.

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Summary of Mitigation Measures

<u>Description of Impact</u>	<u>Mitigation Measure</u>
Potential flooding downstream caused by the elimination of two natural drainage swales with the proposed project	1) On-site water detention basins shall be incorporated into the site design to temporarily detain runoff on the subject site. a) Historical volumes using cross-sectional areas that are perpendicular to the longitudinal (N-S) centerline of each "historical basin shall be calculated to identify the size of on-site water detention basins. b) The design of the detention basins shall provide for earthen slopes not to exceed a 2:1 slope ratio.
Inadequate design of detention facilities may result in a lack of storage capacity and future maintenance issues	2) All easements, storm drains, and detention facilities shall be designed per City and applicable County standards and approved by the Public Works Department.

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ATTACHMENT 3

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ENVIRONMENTAL CHECKLIST FORM
CITY OF HUNTINGTON BEACH
PLANNING DEPARTMENT
ENVIRONMENTAL ASSESSMENT NO. 03-08

- 1. PROJECT TITLE:** Good Shepherd Cemetery
- Concurrent Entitlements:** Conditional Use Permit No. 00-63/
Design Review Board No. 00-48
- 2. LEAD AGENCY:** City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
Contact: Paul Da Veiga, Associate Planner
Phone: (714) 536-5271
- 3. PROJECT LOCATION:** 8301 Talbert Avenue (Northeast corner of Beach Blvd. and
Talbert Avenue)
- PROJECT PROPONENT:** Padian Team Consulting, Inc.
14 Crucillo Drive, Ste. A
Rancho Santa Margarita, CA 92688
Contact: Michael Padian, Project Manager
Phone: (949) 370-9778
- 5. GENERAL PLAN DESIGNATION:** PS (Public/Semi-Public)
- 6. ZONING:** P (Public)

7. PROJECT DESCRIPTION:

Project Background

The subject property is approximately 35.5 acres in size and is developed with a cemetery. The current improvements on the subject property are limited to the southerly 23 acres along the Talbert Avenue and Beach Boulevard frontages. The remaining 12.5 acres are undeveloped.

The cemetery is surrounded by commercial and residential uses with Walmart shopping center to the south, commercial uses to the west, and residential uses to the north and east. Vehicular access to the site is provided via a single access point on the Talbert Avenue street frontage. The Talbert street frontage is partially improved with asphalt curbs and sidewalks, and fencing consisting of sections of permanent wrought iron and split-face block pilasters.

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Proposed Project

The applicant has requested a conditional use permit in order to develop the remaining 12.5 acres of vacant land within the project boundary. The proposed development will include an 85,000 square foot mausoleum (an enclosed multi-story crypt and internment building), a 10,000 square foot maintenance facility for housing maintenance equipment and vehicles, and garden crypt buildings totaling approximately 100,000 square feet along the perimeter of the subject site. New sidewalks, curbs and gutters, and fencing will be constructed along the Beach Boulevard, Talbert Avenue, and Newman Avenue frontages including new signage at the corner of Beach Boulevard and Talbert Avenue. Additional street lights are also proposed along the Talbert Avenue and Newman Avenue frontages. The onsite improvements include the installation of three new concrete detention areas to collect stormwater runoff from the subject site.

The project is proposed in three phases. Phase 1 consists of construction of the maintenance facility, garden crypt building and an adjoining lawn crypt area, including installation of the loop road system. Phase 1 also includes the proposed off-site upgrades along the Beach Boulevard and Talbert Avenue frontages. Phase 1 will commence shortly after approval of the Conditional Use Permit. Phase 2 will include the initial phase of free-standing garden crypts, the initial mausoleum, and associated loop roads. The westerly drainage course will be completely improved, with the construction of the remainder of the concrete pipe, and the westerly-most flood detention basin. The Newman Avenue improvements will also be constructed during this phase. Phase 2 would be completed approximately three to six years from the approval date of the project. Phase 3 completes the development of the cemetery with the buildout of the mausoleum, garden crypts, and surrounding horizontal internment areas. The easterly drainage course and flood control facilities will also be constructed within this phase. Completion of Phase 3 is anticipated at approximately seven to ten years from the date of approval.

8. SURROUNDING LAND USES AND SETTING:

The subject property is located in a highly urbanized area. Surrounding uses to the north, south, east, and west are as follows:

North: Single Family Residential
South: Commercial – Walmart Shopping Center
East: Multi-Family Residential
West: Hospital

9. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION: None

10. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED) (i.e. permits, financing approval, or participating agreement):

CalTrans, Encroachment Permit

D-2.15

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Transportation / Traffic | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a "potentially significant impact" or a "potentially significant unless mitigated impact" on the environment, but at least one impact (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required**.

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This environmental assessment summarizes the appropriate findings of the General Plan EIR, however, some impacts resulting from the proposed development will likely be "peculiar to the parcel or to the project," therefore, this Initial Study checklist acts as a tool (to identify impacts "peculiar to the project") in conjunction with Section 21083.3 of the Public Resources Code. Based upon the results of the Initial Study checklist and the partial exemption allowed within Section 21083.3, I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared. □

Signature

PAUL DA VEIGA

Printed Name

Date

2/1/05

Title

ASSOCIATE PLANNER

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. "Potentially Significant Impact" is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. "Potentially Significant Impact Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVIII, "Earlier Analyses," may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVIII at the end of the checklist.
6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XVIII. Other sources used or individuals contacted have been cited in the respective discussions.
7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach's requirements.

(Note: Standard Code requirements - The City imposes standard code requirements on projects which are considered to be components of or modifications to the project, some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures.)

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SAMPLE QUESTION:

ISSUES (and Supporting Information Sources):

<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the proposal result in or expose people to potential impacts involving:

Landslides? (Sources: 1, 6)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The attached source list explains that 1 is the Huntington Beach General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).

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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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ISSUES (and Supporting Information Sources):

I. LAND USE AND PLANNING. Would the project:

- a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1 and 2)
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site is presently developed with a cemetery including direct burials, lawn crypts, and cremation niches on the southerly 23-acre portion of the subject site. The remaining 12.5 acres are undeveloped. The land use designation for the subject property is Public under the Huntington Beach General Plan allowing a maximum density factor of 1.5. The zoning on the subject property is Public Semipublic. The proposed project is consistent with the permitted uses and development standards within these designations (including setbacks, building height, and floor area ratio). No significant impacts to Land Use or Planning are anticipated. The project is consistent with the following goals, objectives, and policies of the General Plan:

1. LU 13.1 – Provide for the continuation of existing and development of new uses, such as governmental administrative, public safety, human service, cultural, educational, infrastructure, religious, and other uses that support the needs of existing and future residents and businesses
2. LU 13.1.2 – Allow for the continuation of existing and development of new religious facilities in any land use zone where they are compatible with adjacent uses and subject to City review and approval.
3. LU 13.1.8 – Ensure that the City’s public buildings, sites, and infrastructure improvements are designed to be compatible in scale, mass, character, and architecture with existing buildings and pertinent design characteristics prescribed by this General Plan for the district or neighborhood in which they are located, and work with non-City public agencies to encourage compliance.

- b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1)
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The subject site is not shown in the General Plan as a generalized habitat area, which supports plant or animal communities, nor is it within a marine habitat. The project will not conflict with any applicable habitat or natural community conservation plan as none currently exists in the City.

- c) Physically divide an established community? (Sources: 1, 3 and 4)
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The subject site is located at the northeast corner of two arterial streets and is located within an established urban area; therefore, it will not divide any established communities. The project will not impact access to surrounding development.

II. POPULATION AND HOUSING. Would the project:

- a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources: 1)
- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project will not be growth inducing through construction or extension of roads or other infrastructure. The proposed use of the site is public and will cater to local residents and residents of the surrounding region as an extension of the existing cemetery use. There will be no substantial growth as a result of the proposed project.

Discussion: The project will not displace any existing housing.

D-2.19

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 3, 4 and 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project will not result in the displacement of people since the site is currently vacant. No impacts resulting from the development are anticipated.

III. GEOLOGY AND SOILS. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Sources: 1 and 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The project site is not located within the Alquist-Priolo Earthquake Fault Zone or any other known earthquake faults.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ii) Strong seismic ground shaking? (Sources: 1 and 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project may be subject to ground shaking in the event of an earthquake in the region. Structures to be constructed are required to comply with the Uniform Building Code per standard code requirements and to be built to a Seismic Zone 4 standard to address this issue.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii) Seismic-related ground failure, including liquefaction? (Sources: 1, 9 and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The subject site is located in an area of potential liquefaction according to the State Seismic Hazard Zones Map. The structural risks from seismic-related ground failure, including liquefaction, will be less than significant because the proposed buildings are designed and constructed in conformance with current standards set forth in the Uniform Building Code. No significant impacts are anticipated.

- | | | | | |
|------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iv) Landslides? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Site stability, including impacts from landslides, should not be a concern because the project site and the surrounding areas are relatively flat. The building will be built on a level pad. No significant impacts are anticipated.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 1 and 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Site preparation may result in short term wind and water erosion impacts; however, the project will be subject to standard code requirements requiring implementation of dust control measures and submittal of an erosion control plan. After completion, the site will be covered with structures, landscaping, and paving, which would preclude substantial soil erosion. Standard code requirements require the preparation of a grading plan by a registered engineer. The analysis will include on-site soil sampling and laboratory testing of materials and submission of a soils report, which will address issues regarding excavation, grading, fill, foundation and utilities. The site contains two natural drainage swales. The subject site will be re-graded. The project does not propose a substantial amount of earth moving or any other activities which result in unstable earth condition or change in geologic substructures with the exception of digging activities to construct on-site water detention basins. The proposed cut and fill activities will balance; therefore, the import/export of soil to and from the site will be

D - 2.20

	Potentially Significant	Potentially Significant	Potentially Significant	
	Unless Mitigation Incorporated	Unless Mitigation Incorporated	Unless Mitigation Incorporated	
		Less Than Significant	Less Than Significant	
		Impact	Impact	No Impact

ISSUES (and Supporting Information Sources):

negligible. In the event that unstable soil conditions occur on the project site due to previous grading, excavation, or placement of fill materials, these conditions would be identified in the geotechnical study being prepared to evaluate the project site. No significant impact would occur and no mitigation measures would be required. No significant impacts are anticipated.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: 1 and 9)
-

Discussion: The subject site is located in an area of low liquefaction potential according to page V-EH-15 of the City's General Plan Environmental Hazards Element and the State Seismic Hazard Zones Map. This potential impact shall be addressed through compliance with standard code requirements. However, in the event of an earthquake in the Huntington Beach area, the site may be subject to ground shaking. The UBC and associated code requirements address lateral spreading and subsidence. No significant impacts are anticipated.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: 1, and 9)
-

Discussion: Based upon the City's General Plan and Geotechnical Inputs Study, the project site is located within an area of low to moderate clay content according to the Expansive Soil Distribution Map. This is common in the City and impacts can be addressed through compliance with applicable soils, grading and structural foundation requirements, codes and ordinances, such that any potential geologic impacts will be reduced to a level of insignificance. No significant impacts are anticipated.

IV. HYDROLOGY AND WATER QUALITY. Would the project:

- a) Violate any water quality standards or waste discharge requirements? (Sources: 1, 4 and Public Works Department)
-

Discussion: The Public Works Department recommends a standard code requirement requiring a Water Quality Management Plan to be prepared by a Civil or Environmental Engineer in accordance with the National Pollution Discharge Elimination System (NPDES) regulations in order to control the quality of water runoff and protect downstream areas. NPDES requirements assure compliance with water quality standards and water discharge requirements. The project will be designed to drain entirely into the City's storm drain system.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (Sources: 1 and 12)
-

Discussion: The Water Division of the Public Works Department reviewed the project and did not indicate concerns about any substantial impacts to ground water supplies due to the nature of the proposed use. The project site does contain an active private well which is used for irrigation of the existing landscape areas within the cemetery. The project will utilize existing water lines connected to the City's water system in addition to constructing a private on-site water system for domestic and fire service to accommodate the proposed use. The proposed water use will amount to approximately 500 gallons per day. This figure does not include water used to irrigate landscaped areas which will generate from the existing, on-site private water well. Although the project will contribute to cumulative water usage in the city, it is considered insignificant since the estimated water demand for the proposed project can be accommodated by the City's water service capacity and does not

D-2,21

ISSUES (and Supporting Information Sources):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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represent a significant increase in demand. The project will be subject to standard code requirements requiring implementation of Title 24 conservation measures such as low flow fixtures and use of drought tolerant plant species and drip irrigation. No significant impacts are anticipated to the City's groundwater supply.

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site? (Sources: 1 and 4) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount or surface runoff in a manner that would result in flooding on or off-site? (Sources: 1, 6 & 10) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? (Sources: 1, 3, 4 and 12) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion: c)-e) The project will not impact the course of a stream or river, as none exist on the site. However, the existing drainage pattern of the site will be altered based on the new mausoleum buildings and private access roads proposed on the site. Currently two natural drainage swales, located in the proposed development area, serve as a detention basin for stormwater runoff water from the subject site and upstream development. Runoff flows northerly and enters the system on Newman Avenue through two storm water inlet structures. With the development of the project, approximately 10% of the site will be paved, 20% covered with buildings, and 70% will be landscaped with pervious surfaces such as turf and landscaping. Although the proposed development is not anticipated to generate a substantial increase in runoff water, the historical volume of runoff water detained in two natural drainage swales on the subject site during storm events currently exceeds the capacity of the downstream storm drain system. Based on the alteration of the drainage swale with the newly proposed development, the project is required to incorporate water detention basins into the project design. The size and design of the detention basins are subject to the review and approval of the Public Works Department. Public Works has informed the applicant that the detention basins depicted on the submitted plans are not sized adequately and shall be sized to accommodate the historical volumes currently detained on site in the two existing natural drainage swales. Furthermore, the design of the basins shall include earthen slopes not to exceed a 2:1 slope ratio in lieu of the proposed design with vertical concrete walls.

The project will be subject to standard code requirements requiring submittal of grading plans and hydrology and hydraulic studies for review and approval by the Public Works Department as well as the construction of the necessary detention basins to ensure that the runoff generated by the proposed project will not further exacerbate the deficiencies in the existing downstream drainage systems and adjacent properties. The following mitigation measures shall be incorporated into the on-site drainage design:

- 1) On-site water detention basins shall be incorporated into the site design to temporarily detain runoff on the subject site.
 - a) Historical volumes using cross-sectional areas that are perpendicular to the longitudinal (N-S) centerline of each "historical basin shall be calculated to identify the size of on-site water detention basins.
 - b) The design of the detention basins shall provide for earthen slopes not to exceed a 2:1 slope ratio.
- 2) All easements, storm drains, and detention facilities shall be designed per City and applicable County standards and approved by the Public Works Department.

With the above-mentioned mitigation measures, on-site storage of stormwater run-off water will be adequate in mitigating the loss of the drainage swales on the subject site. Impacts to the on-site drainage are considered to be less than significant with mitigation.

D-2.22

ISSUES (and Supporting Information Sources):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) Otherwise substantially degrade water quality? (Sources: 1, 4 and Public Works Department)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The Public Works Department requires a Water Quality Management Plan to be prepared by a Civil or Environmental Engineer in accordance with the National Pollution Discharge Elimination System (NPDES) regulations in order to control the quality of water runoff and protect downstream areas. NPDES requirements assure compliance with water quality standards and water discharge requirements. The project will be designed to drain entirely into the City's storm drain system.

- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 10)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project site is located within Flood Insurance Rate Map (FIRM) Zone X, which is not subject to Federal Flood Development requirements and is outside the 100-year flood hazard area. The project will be subject to standard code requirements requiring Public Works Department review and approval of grading plans, soils reports, and hydrology studies prior to any activity on the site. However, no impacts are anticipated.

- h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows? (Sources: 10)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The site is not within a 100-year flood hazard area. Therefore, no impacts are anticipated.

- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: 3 and 10)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The site is not in the immediate vicinity of a levee or a dam. Therefore, no impacts are anticipated.

- j) Inundation by seiche, tsunami, or mudflow? (Sources: 1 and 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project site is not designated in the General Plan as an area subject to tsunami run-up and is not located in proximity to areas susceptible to seiche or mudflow. Therefore, no impacts are anticipated.

- k) Potentially impact storm water runoff from construction activities? (Sources: 1, 5 & 12)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- l) Potentially impact storm water runoff from post-construction activities? (Sources: 1, 5 & 12)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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- m) Result in a potential for discharge storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? (Sources: 1, 5 & 12)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- n) Result in the potential for discharge or storm water to affect the beneficial uses of the receiving waters? (Sources: 1, 5 & 12)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- o) Create or contribute significant increases in the flow velocity or volume of storm water runoff to cause environmental harm? (Sources: 1, 5 & 12)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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D-2.23

ISSUES (and Supporting Information Sources):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- p) Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources: 1, 5 & 12)

Discussion: k)-p) As identified in the discussion for Section IV.c-e, the existing drainage pattern of the site will be altered based on the new mausoleum buildings and private access roads proposed on the site. Currently a natural drainage swale, located in the proposed development area, serves as a detention basin for runoff water from the subject site and upstream development. Runoff flows toward Newman Avenue to two storm water inlet structures. Although the proposed development is not anticipated to generate a substantial increase in runoff water, the historical volume of runoff water held in a natural drainage swale on the subject site during storm events currently exceeds the capacity of the downstream storm drain system. Based on the alteration of the drainage swale with the newly proposed development, the project is required to incorporate water detention basins into the project design. With the mitigation measures identified in Section IV.c-e, the impacts of run-off from the site to the existing storm drain system will be less than significant.

The project will be integrated into the existing storm drain system and will be monitored and maintained by the Public Works Department. The Public Works Department recommends a standard code requirement requiring a Water Quality Management Plan to be prepared by a Civil or Environmental Engineer in accordance with the National Pollution Discharge Elimination System (NPDES) regulations in order to control the quality of water runoff and protect downstream areas. No significant impacts are anticipated.

V. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Violate any air quality standard or contribute to an existing or projected air quality violation? (Sources: 11 and 12)

Discussion: The project site is within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The local air quality management agency is required to monitor air pollutant levels to assure that the air quality standards are met, and if they are not met, to develop strategies to meet the standards. The proposed project is consistent with the adopted Huntington Beach General Plan. This long-range plan has been utilized by the SCAQMD to prepare the Air Quality Management Plan (AQMP). Project implementation does not include land use changes that would conflict with the long-range air quality projections; rather, the proposed project is consistent with the adopted General Plan and, therefore, the AQMP. The project is consistent with the intensity of development prescribed by the Land Use Element of the General Plan. The applicant will be required to implement measures to minimize pollutant emissions and to cooperate with the SCAQMD and other regional agencies that implement and enforce regional air quality management plans.

Short Term: The construction of the project is proposed in three phases, over a period of 10 years. All three construction phases may result in short-term increases in dust and construction equipment emissions. The construction time within each phase is estimated at approximately 9 to 12 months. Emissions are expected from gasoline and diesel powered grading, excavating, and paving equipment. Fugitive dust generated from these activities might occur. Due to the size and scope of the grading (approximately three months in each construction phase) and general location, the dust and construction emissions are not considered significant. In order to address community concerns regarding air quality during construction, it is common to reduce any potential air quality and emissions impacts through standard code requirements. The applicant/contractor will be required to water down construction areas and vehicles, employing low sulfur vehicles, avoiding construction on high-ozone days, and decreasing activities during windy conditions. Water trucks will be utilized on the site and will be available to be used throughout the day during the site project construction. Also, wind barriers will be installed along the proposed site construction to minimize the dust during construction of the project. In addition, site premises and adjacent private and public properties will be kept free from accumulations of waste materials and rubbish. Removal of debris and dirt from public property and around project will be executed. Sidewalks and adjacent driveways and public areas will be swept promptly and daily. Minimal poor local ambient air quality may occur during site preparation and construction as a result of construction

D-2.24

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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equipment emission and dust, however impacts resulting from the proposed improvements are not considered significant and will be further reduced by the following: all haul trucks would be covered prior to leaving the site to prevent dust from impacting the surrounding areas. Rubbish and waste material on the project site will not be burned or buried. Cleaning and disposal operations to comply with local ordinances and anti-pollution laws will be maintained. The standard code requirements also require that the site be posted with a name and phone number of a contact person capable of handling construction complaints with regard to noise and dust control measures. The contact information will also be mailed out to surrounding property owners prior to grading and construction. No adverse impacts are anticipated with implementation of standard code requirements pertaining to dust control and compliance with AQMD requirements.

Long Term: Since cemeteries are not identified in the Daily Thresholds of Potential Significance tables for air quality in the CEQA Air Quality Handbook, the impacts associated with the construction of an elementary school were used to analyze potential impacts of the proposed project based on similar project size and intensity of development. According to the CEQA Air Quality Handbook the maximum daily threshold of potential significance for an elementary school is 220,000 square feet. Since an elementary school is a much more intense use from a traffic generation standpoint when compared with a cemetery, the proposed construction of a 185,000 mausoleum and a 10,000 square foot maintenance facility will not have significant air quality impacts.

The Traffic Division has indicated that a project that will generate a one percent or greater increase in traffic generation on any arterial may have a significant impact on traffic circulation and will require further analysis. Vehicle trips for the project are estimated at approximately 100 trips per day and approximately 150 trips after development. The net increase in vehicle trips is negligible and will not result in an increase of over one percent to surrounding arterials; therefore, the vehicle trips generated by the proposed project are not expected to produce emissions that will significantly impact air quality. Because the scale of the project is substantially below the threshold criteria established by the SCAQMD for potentially significant impacts, its contribution is minor in nature. No significant air quality impacts to the area are anticipated.

- b) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 3, 11 and 12)

Discussion: The project site is located a significant distance away from any potentially sensitive receptors. The project is below the threshold identified by SCAQMD for projects of significance, and no impacts to sensitive receptors are anticipated.

- c) Create objectionable odors affecting a substantial number of people? (Sources: 1, 4, 11 and 12)

Discussion: The proposed development is an expansion of the cemetery use already existing in the area and is not anticipated to generate any unusual or objectionable odors. The development will remain subject to the air quality standards established by the SCAQMD.

- d) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 1, 11 and 12)

Discussion: This project is below the SCAQMD's established threshold for projects that could potentially have significant air quality impacts. As described above, the project's contribution to the cumulative air quality impact, identified by the General Plan build-out, is not considerable.

- e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? (Sources: 1, 11 and 12)

D-2.25

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The 195,000 square foot cemetery expansion does not constitute a cumulatively considerable increase in development in the city. According to the CEQA Air Quality Handbook the maximum daily threshold of potential significance for an elementary school is 220,000 square feet; therefore, since an elementary school is a much more intense use from a traffic generation standpoint when compared with a cemetery, the proposed construction of a 185,000 mausoleum and a 10,000 square foot maintenance facility will not result in a cumulatively considerable increase of any criteria pollutant under an applicable federal or state ambient air quality standard.

VI. TRANSPORTATION/TRAFFIC. Would the project:

- a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (e.g., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections? (Sources: 1, 4, 12 and 13)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The proposed development is projected to result in approximately 72 new vehicle trips/day. Access to the project is proposed via Talbert Avenue. Beach Boulevard is designated as a Major Arterial and Talbert Avenue is designated as a Primary Arterial on the Circulation Plan of Arterial Streets and Highways in the General Plan (1996). The Traffic Division of the City of Huntington Beach has indicated that acceptable levels of service (LOS) for roadway segments and intersections exist in the project vicinity. The City's General Plan considers all surrounding roadway segments and intersections acceptable. Traffic generation associated with the project is anticipated to have a negligible impact to levels of service in the area due to its small size. The project is still subject to standard code requirements including the payment of traffic impact fees to minimize any potential impacts.

Construction traffic resulting from development of the project may result in short-term interruptions to traffic circulation, including pedestrian and bicycle flow. Based on the scope of the project construction, the short-term interruptions to traffic are not considered to be significant. These potential impacts may be reduced through implementation of code requirements requiring department of Public Works approval of a construction vehicle control plan.

- b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Sources: 1, 12, and 13)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: As discussed above, the traffic volume projected for the development is not anticipated to affect the current level of service for area roadways.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: 1 and 13)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The heights of the proposed structures do not penetrate the navigable airspace to impact air traffic patterns or levels for the area.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: 4)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: Project access will be provided via an existing driveway off Talbert Avenue. The project access and circulation design has been reviewed by the City and is considered adequate.

D-2.26

ISSUES (and Supporting Information Sources):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Result in inadequate emergency access? (Sources: 1, 3 and 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project was reviewed by the Fire Department and no comments regarding emergency access problems were noted by the Fire Department.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Result in inadequate parking capacity? (Sources: 2 and 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Approximately 65 parking spaces will be provided along the internal road system leading to the new mausoleum structures in order to accommodate visitors to the cemetery. The planned project has been designed according to City parking regulations and provides sufficient parking spaces. No impacts are anticipated to parking capacity.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Sources: 1 and 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Based on the project size and use, the development will not conflict with any policies or regulations regarding alternative transportation modes.

VII. BIOLOGICAL RESOURCES. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is presently vacant and located in a commercial area of the city. It does not support any unique or endangered species and is not shown in the General Plan as a generalized habitat area; therefore, no impacts to any habitat or wildlife area are anticipated.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project does not contain any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service. The project will not result in any loss to endangered or sensitive animal or bird species and does not conflict with any habitat conservation plans.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project does not contain any wetlands; therefore, no impacts are anticipated.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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D-2.27

ISSUES (and Supporting Information Sources):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The project is an expansion of the existing cemetery use and is surrounded by commercial development. The site does not support any fish or wildlife and should not interfere with the movement of any fish or wildlife species nor impede the use of native wildlife nursery sites.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 1)
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site is currently a vacant dirt lot and does not contain any rare or unique plant species. The site does not contain any mature trees. The project will be subject to a standard code requirement requiring the submittal of a landscaping plan including standard tree requirements in the Zoning Code. Landscaping associated with the proposed project may introduce new plant species to the site; however, plant materials are expected to be common landscaping species and will be contained within the project boundaries.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources: 1)
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: As discussed above, the project site is currently vacant. It does not support any unique or endangered plant or animal species and is not shown in any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan; therefore, no impacts to any habitat or wildlife area are anticipated.

VIII. MINERAL RESOURCES. Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: 1)
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed cemetery expansion will increase natural resources and energy use on this site. The project will be subject to standard conditions of approval, which require implementation of Title 24 conservation measures for construction. The new mausoleum buildings are not anticipated to deplete any non-renewable resource or require the development of new energy sources. No impacts are anticipated.

- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources: 1)
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is not designated as an important mineral resource recovery site in the General Plan or any other land use plan. Development of the project is not anticipated to have any impact on any mineral resource recovery.

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 1, 4 and 5)
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed mausoleum buildings are designed for the interment of human remains. The applicant is not intending to operate the site in a way that would generate hazardous materials. No impacts are anticipated.

D-2.28

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 1, 4 and 5)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The project will be subject to regulation by the Fire Department for any possible hazardous materials. Currently, the site provides four to five 50-gallon above-ground fuel storage tanks for purposes of providing diesel fuel to machinery and maintenance vehicles on the subject site. The applicant proposes to eliminate the existing 50 gallon tanks and replace them with an above-ground 500-gallon tank for the storage and dispensing of diesel fuel oil. Only minor amounts of gasoline will be stored on-site in 10-gallon containers. These activities will be monitored and regulated by the Fire Department. The on-site storage of fuel is subject to environmental regulations. Based on the information noted above regarding the proposed uses, no significant impacts are anticipated.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 1, 4 and 5)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The site is surrounded by similar uses and the nearest school is approximately one half mile from the subject site therefore, no impacts are anticipated.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: 1,4, 15)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The site is not listed on the State's Hazardous Waste and Substances Site List. No impacts are anticipated.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1 and 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The City of Huntington Beach is included in the Orange County Airport Environs land use plan due to the Los Alamitos Armed Forces Reserve Center. However, the site is located such that it would not be impacted by flight activity from the center. No impacts are anticipated.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1 and 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project site is not near any private airstrips. No impacts are anticipated.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 1, 3 and 4)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project has been reviewed by the Fire Department and is designed to be in compliance with fire access and circulation requirements. The proposed construction of the project will not involve the use of any hazardous materials and will not result in any impediments to emergency response or evacuation plans. The project site is located within the recommended five-minute response area from the Gothard Fire Station. No impacts are anticipated on any emergency response or evacuation plans.

D-2.29

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury, or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? (Sources: 1, 3 and 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project is located in an urbanized area and is not near any wild lands. No impacts are anticipated.

X. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 1, 4, 5 and 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: During the site grading for the new building and other construction phases of the project, noise levels on the site may increase from normal construction vehicles such as concrete trucks and a backhoe as well as other equipment and tools typically used on construction sites. Construction of the project will create short-term noise impacts. However, the development will be required to comply with the City Noise Ordinance (Chapter 8.40 Noise Control), which restricts the hours of construction to reduce impacts to the area. No other significant impacts are anticipated after construction due to the nature of the use, which is compatible with the character of the area.

Long-term noise impacts from the project are subject to compliance with the City Noise Ordinance as well but are not expected to be a concern due to the proposed use of the site as an expansion of an existing cemetery use. No significant long-term noise impacts resulting from the new development project are anticipated.

b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? (Sources: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: No significant additional ground borne vibration is anticipated given the anticipated traffic volume generated by the project which is considered negligible and does not significantly impact the level of service on area roadways. No significant impacts are anticipated.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 4 and 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The type of noise to be generated by the project in the long term will be similar to that generated by the existing cemetery use and is not anticipated to increase the ambient noise levels.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 4 and 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The project is anticipated to generate short-term noise impacts during construction. Based on a standard code requirement, which regulates hours of construction, a negligible impact is anticipated. No other significant noise impacts are expected after construction due to the nature of the project, which is compatible with other commercial uses in the area.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 3 and 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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D-2.30

ISSUES (and Supporting Information Sources):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The City of Huntington Beach is included in the Orange County Airport Environs land use plan due to the Los Alamitos Armed Forces Reserve Center. However, the site is located such that it would not be impacted by flight activity from the center. No impacts are anticipated.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 3 and 4)

Discussion: The development is not within the vicinity of a private airstrip and will not expose people living in the residences to excessive noise levels.

XI. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a) Fire protection? (Sources: 1 and Fire Department)

Discussion: The Fire Department reviewed the project and indicated that it is required to comply with several code requirements and specifications. The project site is within the area of five-minute response time from the Gothard Fire Station and can be served by existing facilities. The proposed on-site fuel storage tank shall be subject to the Fire Department permits. Based on this, no impacts are anticipated.

- b) Police Protection? (Sources: 1 and Police Department)

Discussion: The Police Department reviewed the project and indicated that they have no concerns that need to be mitigated. The project can be adequately served with existing Police resources.

- c) Schools? (Sources: 1)

Discussion: The site is located approximately one-half mile from the nearest school and will not result in substantial adverse physical impacts. Payment of school impact fees will be required prior to issuance of building permits. No impacts are anticipated based on the location of site and nature of the use.

- d) Parks? (Sources: 1)

Discussion: The project is not expected to have impacts to park facilities based on the location of the site with surrounding commercial and residential uses, nor result in additional demand on existing park facilities.

- e) Other public facilities or governmental services? (Sources: 1)

Discussion: The project is located within a developed urban environment and all facilities needed to service it are already in place. The project has been reviewed by the various City Departments, including Public Works, Building and Safety, Fire, Police, and Planning for compliance with all applicable City codes. With compliance of standards code requirements, and compliance with City specifications, no significant adverse impacts to public services are anticipated.

XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

D-2.31

ISSUES (and Supporting Information Sources):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 1 and 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: As indicated under section IV (a), a standard code requirement addresses wastewater quality issues. No significant impacts are expected.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1 and 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project is not expected to result in the construction of new or significant expansion of existing water or wastewater treatment facilities. The project will likely require extensions of public services and utilities to the site provided by the respective governmental agencies and utility companies. All public utility connections to the project will be in accordance with all applicable Uniform Building Codes, City ordinances, Public Works standards, and Water Division criteria. The project is subject to standard code requirements, therefore no adverse impacts to the City's utilities or services are anticipated.

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1 and 3) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

Discussion: The proposed project will not contribute to significant increases in storm water runoff to off-site facilities or result in erosion of the site or surrounding areas if the required detention facilities are constructed prior to the removal of the existing on-site drainage swales/detention basins. However, the existing drainage pattern of the site will be altered based on the new mausoleum buildings and private access roads proposed on the site. Currently two natural drainage swales, located in the proposed development area, serve as a detention basin for stormwater runoff water from the subject site and upstream development. Runoff flows northerly and enters the system on Newman Avenue through two storm water inlet structures. With the development of the project, approximately 10% of the site will be paved, 20% covered with buildings, and 70% will be landscaped with pervious surfaces such as turf and landscaping. It is not located in the vicinity of and does not drain directly into any natural body of water. Although the proposed development is not anticipated to generate a substantial increase in runoff water, the historical volume of runoff water detained in two natural drainage swales on the subject site during storm events currently exceeds the capacity of the downstream storm drain system. Based on the alteration of the drainage swale with the newly proposed development, the project is required to incorporate water detention basins into the project design. The size and design of the detention basins are subject to the review and approval of the Public Works Department. Public Works has informed the applicant that the detention basins depicted on the submitted plans are not sized adequately and shall be sized to accommodate the historical volumes currently detained on site in the two existing natural drainage swales. Furthermore, the design of the basins shall include earthen slopes not to exceed a 2:1 slope ratio in lieu of the proposed design with vertical concrete walls.

The project will be subject to standard code requirements requiring submittal of grading plans and hydrology and hydraulic studies for review and approval by the Public Works Department as well as the construction of the necessary detention basins to ensure that the runoff generated by the proposed project will not further exacerbate the deficiencies in the existing downstream drainage systems and adjacent properties. The following mitigation measures shall be incorporated into the on-site drainage design:

- 1) On-site water detention basins shall be incorporated into the site design to temporarily detain runoff on the subject site.
 - a) Historical volumes using cross-sectional areas that are perpendicular to the longitudinal (N-S) centerline of each "historical basin shall be calculated to identify the size of on-site water detention basins.
 - b) The design of the detention basins shall provide for earthen slopes not to exceed a 2:1 slope ratio.
- 2) All easements, storm drains, and detention facilities shall be designed per City and applicable County standards and approved by the Public Works Department.

D-2.32

ISSUES (and Supporting Information Sources):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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With the above-mentioned mitigation measures, on-site storage of stormwater run-off water will be adequate in mitigating the loss of the drainage swales on the subject site. Impacts to stormwater drainage facilities are considered to be less than significant with mitigation.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 1 and 3)
- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed project would result in a minimal increase in public water usage on the subject site based on the proposed expansion of an existing cemetery use. The applicant has indicated that the average water usage would amount to 500 gallons per day. This figure does not include irrigation of the site, which is accommodated by an on-site private water well. The project is expected to have a negligible impact on water supplies.

- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources: 1 and 3)
- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed project would result in a minimal increase in wastewater on the subject site based on the addition of restroom facilities, however, the proposed use is expected to have a negligible impact on wastewater treatment capacity.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources: 1 and 3)
- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project is not expected to generate a significant amount of solid waste. The nearest landfill is the Frank R. Bowerman Landfill located in the City of Irvine. The landfill has a remaining capacity in excess of 30 years based on the present solid waste generation rates. The project is not anticipated to noticeably impact the capacity of existing landfills that will serve the use.

- g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 1 and 3)
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project will be served by Rainbow Disposal and will be subject to participation in any solid waste reduction programs presently available in the city.

XIII. AESTHETICS. Would the project:

- a) Have a substantial adverse effect on a scenic vista? (Sources: 1, 3 and 4)
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is located in an established mixed use area. It is not located adjacent to a state scenic highway nor is it in an area with any scenic vistas.

- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1, 3 and 4)
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site is presently vacant. It does not contain any scenic resources such as rock outcroppings or historic buildings. No adverse aesthetic impacts are anticipated.

D-2.33

ISSUES (and Supporting Information Sources):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 1, 2, 3 and 4)

Discussion: The proposed building will be designed and constructed of similar colors, materials, and scale found in the surrounding development. This includes the same color pallet and similar mass and height of the other structures in the project area. The project will incorporate modern architectural design and should be an enhancement to the aesthetics of the area. No negative impacts to aesthetics are anticipated with the proposed development.

- d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (Sources: 4, 17)

Discussion: Lighting will be included throughout the project but will be in character with lighting found within the existing cemetery. The project will be subject to a condition of approval that requires lighting to be shielded and directed so as to prevent glare and spillage onto adjacent properties. Although the project will result in an increase in light, the additional lighting in the community is considered negligible as the area is already developed.

XIV. CULTURAL RESOURCES. Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (Sources: 7 and 12)

Discussion: The subject site is currently undeveloped and does not contain any historic structures and is not located within any of the City's historic districts. No historical resource will be impacted by the construction of the project.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Sources: 8 and 12)

Discussion: The subject site is not located in an identified archaeological site; therefore, no impacts are anticipated.

- c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources: 1 and 8)

Discussion: The site is a vacant dirt lot. It does not contain any unique geologic features. It is not designated as having any paleontological resources. No impacts are anticipated.

- d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 8)

Discussion: The existing burials will not be affected by the cemetery expansion. Based on the discussion under item XIV (b), the project is not expected to result in the disturbance of human remains.

XV. RECREATION. Would the project:

- a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 3 and 4)

Discussion: Although employees of the proposed use may visit existing park facilities, no significant increase in the use of existing neighborhood, community and regional parks or recreational facilities is anticipated based on the small number of employees proposed. No impacts are anticipated.

D-2.34

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? (Sources: 1, 3 and 4)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project will not require the construction or expansion of new or existing recreational facilities. The proposed use is for the expansion of an existing cemetery, therefore, no adverse impacts to recreational facilities are anticipated.

- c) Affect existing recreational opportunities? (Sources: 3 and 4)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Although employees of the proposed use may visit existing recreational facilities, no significant increase in the use of these facilities is anticipated based on the small size of the project. No impacts are anticipated.

XVI. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 1 and 3)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The subject site is currently vacant and surrounded by commercial and residential uses, and does not contain any farming operations. Development of this project will not result in the conversion of any farmland.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: 1 and 3)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The subject site is presently zoned PS (Public-Semipublic) which does not permit agricultural uses. Development of the site will not conflict with agricultural use and zoning as none exist nor are permitted on the site.

- c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: 1 and 3)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site is presently vacant and is surrounded by commercial and residential uses. Therefore, the development will not result in the loss of any farmland.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

D-2.35

ISSUES (and Supporting Information Sources):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 1, 3, 4, 5 and 7)

Discussion: The project site is currently vacant. It is not located within any wildlife or biological resource area and therefore will not impact any fish, wildlife, or plant community. The site does not contain any historic resource. Based on discussions in Sections I to XVI above, the project is anticipated to have no impact on the quality of the environment.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: 1, 3, 4, 5 and 12)
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: As discussed above in Sections I to XVI, the project is not anticipated to have any individual and cumulative impacts based on the limited increase of vehicle trips (72) and use which is an expansion of an existing cemetery that will result in negligible impacts to surrounding properties.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1, 3, 4, 5 and 12)
- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

Discussion: As discussed above in Sections I to XVI, the project as proposed and with implementation of the recommended code requirements will have a less than significant impact on human beings, either directly or indirectly.

D-236

XVIII. EARLIER ANALYSIS.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents Prepared and Utilized in this Analysis:

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Huntington Beach General Plan and EIR	City of Huntington Beach Planning Dept., Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
2	City of Huntington Beach Zoning and Subdivision Ordinance	"
3	Summary of Mitigation Measures	See Attachment #1
4	Project Vicinity Map	See Attachment #1
5	Reduced Site Plan, Floor Plans, Elevations	See Attachment #2
6	Project Narrative	See Attachment #3
7	City of Huntington Beach Municipal Code	City of Huntington Beach City Clerk's Office 2000 Main Street, 2 nd floor Huntington Beach
8	City of Huntington Beach Historic District Map	City of Huntington Beach Planning Dept., Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
9	City of Huntington Beach Archaeological Site Vicinity Map	"
10	City of Huntington Beach Geotechnical Inputs Report	"
11	FEMA Flood Insurance Rate Map (June 14,2000)	"
12	CEQA Air Quality Handbook	"
	South Coast Air Quality Management District (1993)	
13	City of Huntington Beach CEQA Procedure Handbook	"
14	Trip Generation Handbook, 5 th Edition, Institute of Traffic Engineers	"
15	Orange County Airport Environs Land Use Plan (Nov. 16, 1995)	"
16	Hazardous Waste and Substances Sites List	"
17	State Seismic Hazard Zones Map	"

D-2.37

Summary of Mitigation Measures

<u>Description of Impact</u>	<u>Mitigation Measure</u>
Potential flooding downstream caused by the elimination of two natural drainage swales with the proposed project	<ol style="list-style-type: none">1) On-site water detention basins shall be incorporated into the site design to temporarily detain runoff on the subject site.<ol style="list-style-type: none">a) Historical volumes using cross-sectional areas that are perpendicular to the longitudinal (N-S) centerline of each "historical basin shall be calculated to identify the size of on-site water detention basins.b) The design of the detention basins shall provide for earthen slopes not to exceed a 2:1 slope ratio.
Inadequate design of detention facilities may result in a lack of storage capacity and future maintenance issues	<ol style="list-style-type: none">2) All easements, storm drains, and detention facilities shall be designed per City and applicable County standards and approved by the Public Works Department.

D-2.38